

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Cotte West Grove LLC to CC REIT SUB II, LLC, dated December 30, 2025 and recorded at Suffolk County Registry of Deeds on December 31, 2025, in Book No. 72281, at Page 288, and registered at Suffolk County Registry District of the Land Court on December 31, 2025, Document No. 966840, as noted on Certificate of Title No. 141697, of which mortgage the undersigned is the present holder CC REIT II, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on June 24, 2026 on the mortgaged premises being known as 150 Grove Street, Boston (West Roxbury), MA, being all and singular the premises described in said mortgage to wit:

PARCEL ONE (REGISTERED LAND):

A certain parcel of land situated in that neighborhood of the City of Boston formerly known as West Roxbury, in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

Southwesterly by Grove Street, Forty-eight and 14/100 (48.14) feet;
Northwesterly by land now or formerly of Jacob W. Wilber, ninety-three and 93/100 (93.93) feet;
Northeasterly by land now or formerly of Warren F. Freeman, Trustee, sixty-five and 86/100 (65.86) feet; and
Southeasterly by lot 503 as shown on plan hereinafter mentioned, one hundred eight and 44/100 (108.44) feet.

Said land is shown as Lot 504 on a subdivision plan drawn by Bates & Chellman Engineers, dated Oct 19, 1936, as approved by Court, filed in the Land Registration Office as plan No. 3715-L, a copy of a portion of which is filed with Certificate of Title No. 42299.

PARCEL TWO (UNREGISTERED LAND):

A certain parcel of land shown as Lot 26 on a plan entitled "Plan of Land in West Roxbury" dated May 26, 1930, Bates & Chellman, Engrs., duly recorded with Suffolk County Registry of Deeds in Book 6629, Page 164, to which plan reference is hereby made for a more particular description containing 2,418 square feet of land according to said plan.

Being the same premises as conveyed to the mortgagor by deed of AKRY LLC, dated December 31, 2025, registered at Suffolk County Registry District of the Land Court in Document No. 966838, as noted on Certificate of Title No. 141697 and recorded on December 31, 2025 at Suffolk County Registry of Deeds in Book No. 72281, at Page 285.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to

execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: May 8, 2026

(signed:) CC REIT II, LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
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